



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

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Chowan County Planning Board Minutes

October 15, 2002

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Roger Spivey, Craig Blanchard, & Kathy Williams.

Staff Present: Chad Sary, Planning Director

Chairman Roger Spivey called the meeting to order.

The minutes from the May 28, 2002 meeting were approved.

Discussion:

Case No CA-02-04

Mr. Sary presented the proposed ordinance amendment to the Planning Board stating that the current definition of a subdivision according to the Chowan County Subdivision Ordinance was as follows: a "subdivision" shall include all divisions of a tract or parcel of land into three or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and shall include all divisions of land involving the dedication of a new street or a change in existing streets, provided, however, that the following shall not be included within this definition or be subject to the regulations prescribed by this ordinance:

- a. The combination or re-combination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the County, as shown by the regulations prescribed by this ordinance.
- b. The division of land into parcels greater than ten acres where no street right-of-way dedication is involved.
- c. The public acquisition by purchase of strips of land for the widening or opening of streets.
- d. The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication

- is involved, and where the resultant lots are equal to or exceed the standards of the County, as shown by the Subdivision Regulations contained in this ordinance.
- e. The gift of a parent of a single lot to his or her child or each of his or her children where no new road is involved, provided: (1) that each and every such lot shall have dedicated right-of-way access to the State maintained road serving the principal parcel or direct access to an approved private road as defined by this ordinance and (2) there are no more than three such conveyances.
 - f. The division of land by will. (Note: Although the division of land by will is exempt from the requirements of this Ordinance, the resultant lots may not be eligible for a compliance permit/building permit if the lots do not meet the minimum lot size requirements of the Zoning Ordinance, septic tank regulations, or the building setback ordinance.

Mr. Sary stated that the request was to change only the word three to two to read "a subdivision" shall include all divisions of a tract or parcel of land into ~~three~~ **TWO** or more lots, building sites, or other divisions for the purpose....". He stated that this would give the staff better ability to regulate subdivisions throughout the county and be sure that they are consistent with the subdivision regulations.

Kathy Williams asked if this amendment would effect the policy on "parent gift" conveyances. Mr. Sary stated that it would have no effect the parent-gift exemption.

There was brief deliberation concerning the proposed amendment and Craig Blanchard made a motion to recommend approval of the amendment. Kathy Williams seconded and the motion passed unanimously.

Mr. Sary stated that the three new planning board members would probably be appointed at the November County Commissioners Meeting.

With no other business, the meeting was adjourned.